



General Assembly

January Session, 2001

Committee Bill No. 5399

LCO No. 3820

Referred to Committee on Judiciary

Introduced by:
(JUD)

AN ACT CONCERNING RECORDING ASSIGNMENT OF MORTGAGE.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 7-25 of the general statutes is repealed and the
2 following is substituted in lieu thereof:

3 Each town clerk shall, within five days after receipt of an instrument
4 for record, enter the names of all the grantors in a grantor index and all
5 the grantees in a grantee index, in alphabetical order, and cross-
6 indexed as to the party first identified as grantor or grantee on the
7 instrument, the nature of the instrument, the date of its receipt as
8 endorsed upon the recorded instrument and thereafter, when available
9 for entry, the book and page of such instrument or other suitable
10 indication of its location approved by the Public Records
11 Administrator. If such instrument is an assignment of mortgage,
12 collateral assignment of mortgage, subordination of mortgage or other
13 transfer of an interest in a mortgage, the mortgagor shall be deemed an
14 additional grantor for purposes of this section. If such instrument
15 affects real property, the index shall include a reference to the location
16 of such property, if contained in such instrument. Such general index
17 shall be a permanent public record.

18 Sec. 2. Subsection (a) of section 7-34a of the general statutes is
19 repealed and the following is substituted in lieu thereof:

20 (a) Town clerks shall receive, for recording any document, ten
21 dollars for the first page and five dollars for each subsequent page or
22 fractional part thereof, a page being not more than eight and one-half
23 by fourteen inches. Town clerks shall receive an additional fee of five
24 dollars for recording an assignment of mortgage, collateral assignment
25 of mortgage or a subordination of mortgage. Town clerks shall receive,
26 for recording the information contained in a certificate of registration
27 for the practice of any of the healing arts, five dollars. Town clerks
28 shall receive for recording documents conforming to, or substantially
29 similar to, section 47-36c, which are clearly entitled "statutory form" in
30 the heading of such documents, as follows: For the first page of a
31 warranty deed, a quitclaim deed, a mortgage deed, or an assignment
32 of mortgage, ten dollars; for each additional page of such documents,
33 five dollars; and for each marginal notation of an assignment of
34 mortgage, subsequent to the first two assignments, one dollar. Town
35 clerks shall receive, for recording any document with respect to which
36 certain data must be submitted by each town clerk to the
37 Commissioner of Revenue Services in accordance with section 10-261b,
38 the sum of two dollars in addition to the recording fee. Any person
39 who offers any written document for recording in the office of any
40 town clerk, which document fails to have legibly typed, printed or
41 stamped directly beneath the signatures the names of the persons who
42 executed such document, the names of any witnesses thereto and the
43 name of the officer before whom the same was acknowledged, shall
44 pay one dollar in addition to the regular fee. Town clerks shall receive
45 for recording any deed, except a mortgage deed, conveying title to real
46 estate, which deed does not contain the current mailing address of the
47 grantee, the sum of five dollars in addition to the regular recording fee.
48 Town clerks shall receive, for filing any document, five dollars, for
49 receiving and keeping a survey or map, legally filed in the town clerk's
50 office, five dollars and for indexing such survey or map, in accordance
51 with section 7-32, five dollars, except with respect to indexing any such

52 survey or map pertaining to a subdivision of land as defined in section
53 8-18, in which event town clerks shall receive fifteen dollars for each
54 such indexing. Town clerks shall receive, for a copy of any document
55 either recorded or filed in their offices, one dollar for each page or
56 fractional part thereof, as the case may be; for certifying any copy of
57 the same, one dollar, for making a copy of any survey or map, the
58 actual cost thereof; and for certifying such copy of a survey or map,
59 one dollar. Town clerks shall receive, for recording the commission
60 and oath of a notary public, ten dollars; for certifying under seal to the
61 official character of a notary, two dollars.

Statement of Purpose:

To provide a method of indexing of assignments of mortgage, subordinations of mortgage and other instruments to insure accuracy of title searches and facilitate proper payoff and release of mortgages.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]

Co-Sponsors: REP. DOYLE, 28th Dist.